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THE ANDHRA PRADESH GAZETTE
PUBLISHED BY AUTHORITY

PART I EXTRAORDINARY

No.69

AMARAVATI, WEDNESDAY, MARCH 8, 2017

G.1065

NOTIFICATIONS BY GOVERNMENT

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT
(H1)**

DRAFT VARIATION TO CHANGE OF LAND USE FROM PRIMARY SCHOOL ZONE TO RESIDENTIAL USE ZONE AND DELETION OF MASTER PLAN ROADS IN R.S.NO.58/1B AND 59/3 TO AN EXTENT OF 7284.45 SQ.MTS. AT 35TH WARD, BHIMAVARAM

[Memo.No.74435/H1/2015, Municipal Administration & Urban Development (H1) Department, 07th March, 2017]

NOTIFICATION

The following draft variation to the Bhimavaram General Town Planning Scheme, the Master Plan, sanctioned in G.O.Ms.No.951, MA., dated:27.01.1987 and proposed to make in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

Notice is hereby given that the draft will be taken into consideration after the expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions received with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Velagapudi.

DRAFT VARIATION

The site in R.S.No.58/1B(P), 59/3 (P) to an extent of 7284.45 Sq.Mts cents of Bhimavaram Town, the boundaries of which are as shown in the schedule hereunder and which is earmarked for Public & Semi Public use and 40'-0'' & 33'-0'' wide roads in the General Town Planning Scheme (Master Plan) of Bhimavaram sanctioned in G.O.Ms.No.951, MA Dt:27.01.1987 is now proposed to be designated for Residential use by variation of change of land use basing on the Council Resolution No.674/2015, dated:30.03.2015 in the revised part proposed land use map bearing G.T.P. No.1/2017/R available in the Municipal Office Bhimavaram town, **subject to the following conditions that;**

1. The applicant shall handover the site to an extent of 462.68 Sq.Mts (under 60'-0'' wide MP Road) and 332.67 Sq. Mts. (affected under 40'-0'' wide MP Road) to the Bhimavaram Municipality through Registered Gift Deed at free of cost for widening of Master Plan roads.
2. The applicant shall obtain prior technical clearance from competent authority before commencement of any development activity in the site under reference.
3. The applicant shall obtain building permission and to pay 14% open space charges and other relevant fees as per rules
4. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
5. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
6. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
7. The change of land use shall not be used as the proof of any title of the land.
8. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
9. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Approved layout of LP No.15/1995 & 117/1992
East	:	Existing Road to be widened to 40'-0'' wide and compound wall of Cosmos Club.
South	:	Existing 40'-0'' wide Road and vacant land R.S.No.59/A
West	:	Vacant Land R.S.No.59/4 & 40'-0'' wide proposed M.P. Road

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT